

**Fill in this information to identify the case:**

Debtor name WC 717 N Harwood Property LLC

United States Bankruptcy Court for the: Western District of Texas  
(State)

Case number (If known): 21-10630

☐ Check if this is an amended filing

**Official Form 204**

## Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

**12/15**

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1	COLLIERS INTERNATIONAL HOLDINGS (USA) INC	28158 Network Place Chicago, IL 60673-1281	Trade				\$279,973.52
2	Universal Protection Service LP	PO Box 828854 Philadelphia, PA 19182-8854	Trade				\$143,505.33
3	Asurity Mortgage Group, LLC	717 North Harwood Suite 1600 Dallas, TX 75201	Tenant Improvement				\$123,367.73
4	TK ELEVATOR CORPORATION	PO Box 3796 Carol Stream, IL 60132-3796	Trade				\$123,091.71
5	RTC Waterproofing & Glass Inc	1433 Crescent Drive Carrollton, TX 75006	Trade				\$86,584.43
6	Hudson Energy Corp	PO Box 731137 Dallas, TX 75373-1137	Utilities				\$72,659.79
7	Captivate LLC	900 Chelmsford Street Suite 3101 Lowell, MA 01851	Trade				\$70,105.76
8	City of Dallas Water Utilities	City Hall, 2D South Dallas, TX 75277	Utilities				\$63,901.4

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					Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
9	Promise Total Services, Inc.	PO Box 29789 Dallas, TX 75229-9789	Trade				\$33,553.21
10	Mid America Metals	PO Box 860 Ozark, MO 65721-0860	Trade				\$30,297.33
11	McCall Parkhurst and Horton LLP	717 North Harwood Suites 525 and 900 Dallas, TX 75201	Tenant Improvement				\$30,223.00
12	4-L Engineering Company Inc	420 N Dorothy Drive Richardson, TX 75081	Trade				\$28,213.87
13	Nalco Company	PO Box 730005 Dallas, TX 75373-0005	Trade				\$25,176.16
14	Universal Thrive Technologies LLC	1815 E Wilshire Avenue Suite 910 Santa Ana, CA 92705	Trade				\$25,033.99
15	Mitec	2445 Meadowbrook Parkway Duluth, GA 30096	Trade				\$23,962.9
16	APS BUILDING SERVICES	PO Box 40447 Houston, TX 77240	Trade				\$12,147.75
17	Texas AirSystems LLC	6029 West Campus Circle Drive Suite 100 Irving, TX 75063	Trade				\$11,446.36
18	TRI-TEX CONSTRUCTION INC	403 International Parkway Suite 500 Richardson, TX 75081	Trade				\$10,800.00
19	Downtown Dallas Inc	Bank of America Plaza Suite 7100 901 Main St. Dallas, TX 75202	Trade				\$10,000.00
20	ALLIED UNIVERSAL TECHNOLOGY SRVCS	3440 Sojourn Drive Suite 220 Carrollton, TX 75006	Trade				\$9,673.44